

Frankfort Architectural Review Board

March 20, 2007

Members Present: John Downs  
Donald Perry  
Roger Stapleton (3)

Members Absent: Charles Booe  
Andrew Casebier (2)

There being a quorum, the meeting proceeded.

A motion was made by Mr. Downs to approve the minutes of the meeting of February 20, 2007. The motion was seconded by Mr. Perry and carried unanimously.

The first item of business on the agenda was a request from Mr. William H. Cull, on behalf of Save the Grand Theatre, Inc., for a Certificate of Appropriateness for the removal of the awning and storefront windows for the principal structure at 308/310 West Main Street, zoned "CB" Central Business District.

Mr. Gary Muller, Planning Director, was present and stated there were no changes to the staff report. Mr. Muller went over a power point presentation. Mr. Muller stated staff issued a stop work order on February 17, 2007 for the property. He added the applicant desires wood paneling up against the openings to be removed and out while work is being done inside.

Mr. Muller stated the aluminum frame is destroyed and the window panes are broken. He added they haven't properly secured the wood against the building. Mr. Muller stated they want to remove the awning and staff recommended that as well. He stated that regarding the window replacement they wanted to remove the wood and secure the area with wood. Mr. Muller stated staff did not recommend the window approval but if the Board did grant approval staff had four conditions for approval: a) the plywood be allowed until such time that the overall renovation is reviewed and approved by the ARB, however not later than 6/1/07; b) the plywood be painted to match the existing metal doors to the left; c) the plywood be immediately secured/affixed to the building to prevent the intrusion of weather elements, animals/vermin or people; d) that if condition #1 is not satisfied by June 1 the opening be enclosed with brick matching the type and color that currently exists on this façade.

Mr. William Cull, President, Save the Grand, was present and stated this was their third appearance before the Board. He stated they did not intend to flagrantly preclude the ARB. He added they were checking below the floor levels for the condition of the structure. He stated they have to get everything out to do a check and were using a bobcat which was going over the ramp. Mr. Cull stated there were fifty (50)

loads of fill inside that has to come out. He stated the completion of construction documents won't be ready until the end of May. He added they will secure and paint the plywood and in two to three weeks they can remove the debris and secure the building. Mr. Perry asked if the 6/1 deadline date was enough time. Mr. Cull stated they would like to have more time.

There was no one in the audience to speak in favor or in opposition to the request.

Mr. Muller stated he was not opposed to extending the time frame as long as the property was secured day to day.

A motion was made by Mr. Downs to approve the Certificate of Appropriateness to allow the removal of the awning on the 310 West Main Street building with the following staff conditions: the applicant shall remove remnant pieces of metal and brackets from the face of the building which were utilized to secure the building and if the applicant desires in the future to add an awning to this façade, it will require a Certificate of Appropriateness by the ARB. The motion was seconded by Mr. Perry and carried unanimously.

A motion was made by Mr. Perry to approve the Certificate of Appropriateness to allow the removal of the glass window and replacement with plywood boards with the four mentioned conditions above with the exception that the time is increased to 7/1/07. The motion was seconded by Mr. Downs and carried unanimously.

The next item of business was staff discussion concerning updating Articles 4 & 17 of the Zoning Regulations. Mr. Muller stated there are sections in articles 4 & 17 that have conflicting working and areas that are difficult for staff to understand. He added the City & County are in the process of updating the ordinance and this would be a good time to consider this. The Board was in agreement to hold workshops for input on rewriting those items.

A motion was made by Mr. Perry to adjourn. The motion was seconded by Mr. Downs and carried unanimously.

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Chairman